

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 19, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-25370 - APPLICANT: CASINO CENTER PROPERTIES -
OWNER: FIRST STREET PROPERTIES, LLC, ET AL

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-14349) shall expire on November 1, 2008 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-14349) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-14349) for a proposed mixed-use development consisting of 350 residential condominium units and 18,000 square feet of commercial floor area within one 14-story and one 17-story building, and a waiver of the residential adjacency requirements on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street.

It is noted that a related Extension of Time (EOT-25372) shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/01/06	The City Council approved a request for a General Plan Amendment (GPA-14325) to amend the Downtown Redevelopment Area Land Use Plan from MXU (Mixed Use) to C (Commercial), a Rezoning (ZON-14338) from P-R (Professional Office And Parking) and R-4 (High Density Residential) to C-1 (Limited Commercial), a Special Use Permit (SUP-14339) for a proposed mixed-use development, a Variance (VAR-14342) to allow no setback beyond the building setback line where a 1:1 setback to height ratio is required along a street classified as collector or larger in conjunction with a proposed mixed-use development, a Variance (VAR-14345) to allow lot coverage of 56 percent where 50 percent is the maximum allowed in conjunction with a proposed mixed-use development, and a Site Development Plan Review (SDR-14349) for a proposed mixed-use development consisting of 350 residential condominium units and 18,000 square feet of commercial floor area within one 14-story and one 17-story building, and a waiver of the residential adjacency requirements on 2.05 acres at the northwest corner of Charleston Boulevard and 10th Street. The Planning Commission recommended approval of the Rezoning and Special Use Permit requests and denial of all other related requests. Staff recommended denial.
05/18/07	A Traffic Impact Analysis for the proposed development received final approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.05

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shops and Offices	C (Commercial)	C-1 (Limited Commercial) P-R (Professional Office and Parking) and R-4 (High Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
North	Offices	MXU (Mixed Use)	P-R (Professional Office and Parking) R-1 (Single Family Residential)
South	Shops and Offices	C (Commercial)	C-1 (Limited Commercial)
East	Shops and Offices	C (Commercial)	P-R (Professional Office and Parking) R-4 (High Density Residential) C-2 (General Commercial)
West	Offices	MXU (Mixed Use)	P-R (Professional Office and Parking) R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request for the proposed project. Originally the project required a total of six planning applications. Four of those requests were approved for two years. The other two, the site development plan review and rezoning, were approved for one year. These are the two applications that the applicant is currently requesting extensions for. In the time since the original approval the applicant has completed a traffic impact analysis. Approval of this request is recommended with a one year time limit to coincide with the other four related requests. Conformance to the conditions of approval for Site Development Plan Review (SDR-14349) shall be required.

FINDINGS

The applicant has completed a traffic impact analysis showing progress on the proposed project. Approval of this request is recommended with a one year time limit to coincide with the other four related requests. Conformance to the conditions of approval for Site Development Plan Review (SDR-14349) shall be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0